

Road Map



Hybrid Map



Terrain Map

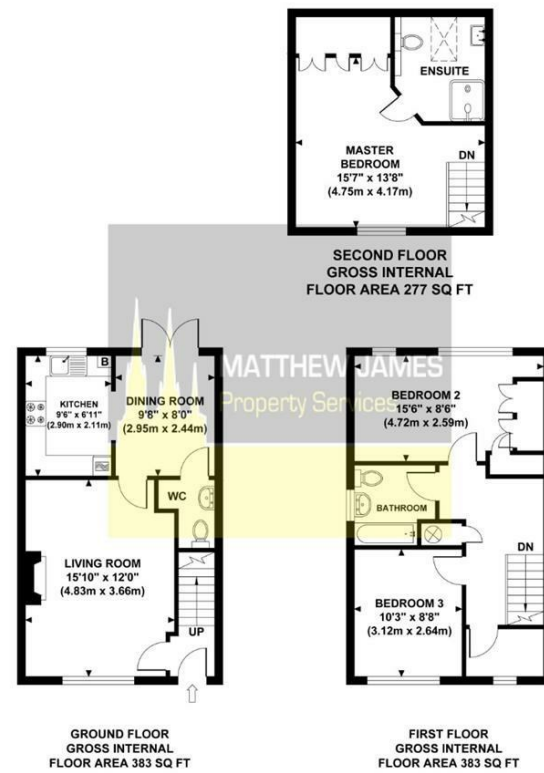


**MATTHEW JAMES**  
Property Services

Floor Plan

**PECKSTONE CLOSE**

Approximate Gross Internal Area 1042 sq ft / 96.80 sq m

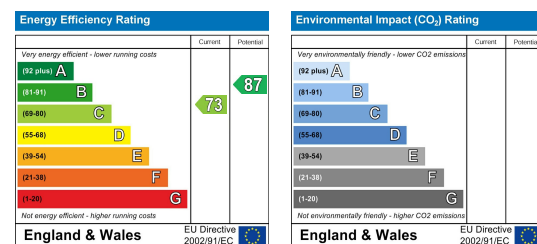


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**7 Peckstone Close**

Parkside, COVENTRY CV1 2UQ

£264,995



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# 7 Peckstone Close

Parkside, COVENTRY CV1 2UQ

£264,995



elevation, lovely re-fitted white suite comprising of vanity wash hand basin, corner shower unit with sliding doors, low level flush WC, heated ladder style towel rail, ceramic flooring and further tiling to all splash prone areas.

### Rear Garden

Laid mainly to artificial grass, fenced borders, raised decked patio area with inset lighting, garden shed with power and lighting, side pedestrian gate and further gate that leads to the:

### Parking Arrangements

Accessed via the rear and having two allocated parking spaces.

### Front Garden

Accessed via a communal pathway that leads to a feature covered front door that leads to the:

### Entrance Hallway

Having stairs off to the first floor, beautiful Amtico flooring and door that leads to the:

### Living Room

15'10 x 12'

Having a PVCu double glazed window to the front elevation with feature shuttered blinds, Amtico flooring, fireplace with inset real flame fireplace and door that leads to the:

### Dining Room

9'8 x 8'

Having French doors that lead to the rear garden area, Amtico flooring, door that leads to the ground floor WC and feature archway leads to the:

### Kitchen

9'6 x 6'11

Having a PVCu double glazed window to the rear elevation, a range of beautiful gloss and modern wall, base, larder and drawer units with roll top work surface over, integrated dishwasher, integrated washing machine, space for a fridge freezer, four ring gas hob with concealed extractor over, waist height oven, Amtico flooring and tiling to all splash prone areas.

### Groundfloor Cloakroom

(Not Measured) Having a low level flush WC, wash hand basin, Amtico flooring and tiling to all splash prone areas.

### First Floor Landing

Having an airing cupboard, door to the first floor lobby and further doors lead off to the:

### Bedroom Two

15'6 x 8'6

Having two double glazed windows and shuttered blinds to the rear elevation, built in wardrobe to the one wall and further storage cupboard.

### Bedroom Three

10'3 x 8'8

Having a PVCu double glazed window and shuttered blinds to the front elevation.

### Family Bathroom

(Not Measured) Having a PVCu double obscure glazed window to the side elevation, modern white suite comprising of a panel bath with shower over, pedestal wash hand basin, low level flush WC, shuttered blinds and modern tiling to all splash prone areas.

### First Floor Lobby

Having a PVCu double glazed window with shuttered blinds to the front elevation and stairs that lead off to the:

### Master Bedroom

15'7 x 13'8

Having a PVCu double glazed window with shuttered blinds to the front elevation, a range of fully fitted wardrobes to the one wall, access to a small loft area and a door that leads to the:

### Master En-Suite

(Not Measured) With Velux window to the rear

